

LAW OFFICES
BALARD SPAHR ANDREWS & INGERSOLL, LLP
300 EAST LOMBARD STREET
BALTIMORE, MARYLAND 21202
410-528-5600
FAX: 410-528-5850
LAWYERS@BALLARDSPAHR.COM

CAMDEN, NJ
DENVER, CO
PHILADELPHIA, PA
SALT LAKE CITY, UT
WASHINGTON, DC

FROM: Gregory Reed
PHONE: 410.58.5620

DATE: May 28, 1998
MATTER 688216 (Merritt)

PLEASE DELIVER AS SOON AS POSSIBLE TO:

RECIPIENT	COMPANY	FAX NO.	PHONE NO.
1. Ben. Bronstein		410.296.3719	

Total number of pages including this page: .
If you do not receive all the pages, please call Marcia @ 410.528.5622.

John,
you have the attached opinion letter.
Closing is scheduled on Friday 29th.
I would appreciate your completing & joining
same to Greg Reed Esq at above fax #
Thanks
p. p. p.

Please Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the individual or entity named above and others who have been specifically authorized to receive it. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received the communication in error, or if any problems occur with this transmission, please notify us immediately by telephone. Thank you.

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on the following date:

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 22, 1989.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 18, 1989.

THE JEFFERSONIAN,

S. Z. Ke Olson
Publisher

PO 12524
reg M 28981
ca 89-500-SPHXA
price \$57.13

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
827-1351

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property described herein at Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204, on the following date:

CERTIFICATE OF PUBLICATION

OFFICE OF
Dundalk Eagle

4 N. Center Place
P.O. Box 8936
Dundalk, Md. 21222

May 23, 1989

THIS IS TO CERTIFY, that the annexed advertisement of Robert Haines in the matter of Zoning Hrgs. Case # 89-500-SPHXA - P.O. #12525 - Reg. #M28982 - 129 Lines was inserted in The Dundalk Eagle a weekly newspaper published in Baltimore County, Maryland, once a week for one week before the 19th day of May 1989; that is to say, the same was inserted in the issues of May 18, 1989

Kimbel Publication, Inc.
per Publisher.

By K.C. Diller

89-500-SPHXA

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

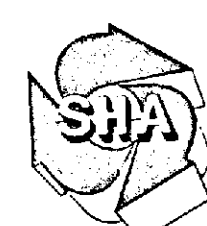
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of April 1989.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner PTW Limited Partnership
Petitioner's Attorney E. Harrison Stone

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee



Maryland Department of Transportation
State Highway Administration

April 12, 1989

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Attn: Mr. James Dyer

Re: Baltimore County
Merritt Station
Zoning Meeting of 4-11-89
N/S North Point Road
(MD 20) at E/S
Merritt Blvd.
(Item #399)

Dear Mr. Haines:

After reviewing the submittal for a special exception for a car wash, we have the following comment:

We will require the traffic impact study be revised to represent the change in traffic data due to the plan showing a car wash and a lube and tune.

All access issues must be resolved prior to signature of the CRG plan.

If you have any questions, please contact Larry Brocato at 333-1350.

Very truly yours,

Gregory J. Mills, Jr.
Gregory J. Mills, Jr., Chief
Engineering Access Permits
Division

LB:maw

cc: STV/Lyon Associates
Mr. J. Ogle

4/12/89

My telephone number is (301) 333-1350

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-482-1062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County
Fire Department
Towson, Maryland 21204-2500
494-4500

Paul H. Reincke
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: PTW Limited Partnership

Location: E/S Merritt Blvd., 100' NE of North Point Road centerline

Item No.: 399 Zoning Agenda: 04/11/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at exceeds the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: C. J. Kelly 4-14-89 Noted and Approved: Chris J. Kelly
Blair/Group Fire Prevention Bureau
Special Inspection Division

/11

Dennis F. Rasmussen
County Executive

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

E. Harrison Stone, Esquire
102 W. Pennsylvania Avenue
Towson, MD 21204

RE: Item No. 399, Case No. 89-500-SPHXA
Petitioner: PTW Limited Partnership
Petition for Zoning Variance and
Special Hearing and Special Exception

Dear Mr. Stone:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Richard Israel
8350 Bristol Court, Suite 101
Jesup, MD 20794

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: May 23, 1989

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting
for April 11, 1989

The Developers Engineering Division has reviewed the zoning items for the subject meeting and we have no comments for Items 399, 400, 401, 402, 403, 404, 406, 408, 409, 410, 412, 413, 414, and 416.

Comments are attached for Items 405 and 411.

Robert W. Bowling
ROBERT W. BOWLING, P.E., Chief
Developers Engineering Division

RWB:s

Encls.

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

4/10/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 399, Zoning Advisory Committee Meeting of April 11, 1989

Property Owner: PTW Limited Partnership

Location: E/S Merritt Blvd. NE of N. East Rd. centerline District: 15

Water Supply: meteo Sewage Disposal: meteo

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to installation(s) of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 857-3773, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 857-3773.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Natural and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 857-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 857-3773.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 857-3745.
- () Soil percolation tests, have been , must be conducted.
 - () The results are valid until .
 - () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until .
- () If not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 857-3990.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 857-3742.
- (X) Others: Drainage five interior service bays is to be directed to sanitary sewer via cul-de-sac

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines
Zoning Commissioner

DATE: 6/8/89

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: ZONING ADVISORY COMMITTEE COMMENTS

Case No. 89-500- XSPHXA

Item No. 399

Re: PTW Limited Partnership

The Petitioner requests a special exception for a car wash, a special hearing to amend Case No. 89-362- XA in order to divide the property and include a car wash not shown on the original plat and numerous setbacks variances required as a result of the proposed subdivision. In reference to this request, staff offers the following comments:

The property was the subject of a CRG meeting of February 9, 1989 (File No. XV-486).

The plan approved at that meeting included mini-warehouses, retail and a bank (as shown in Case No. 89-362- XA). The revised site layout shown in this case is a material change and will require a new CRG approval.

This office has no objection to the proposed variances.

The hours of operation for the car wash and the mini-warehouses should be restricted. Lights should be shielded or directed away from adjoining residences.

A final landscape plan is required prior to the issuance of any building permits. The plan should include:

- extensive screening to the east of mini storage building "G" adjacent to residences. If a security fence is provided planting should be provided on both sides of the fence.
- provide plantings islands at the ends of the mini storage buildings.
- provide streetscape treatment along North Point Road. North Point Boulevard and Merritt Boulevard. Any planting within the street right of way must be maintained by the property owner.

4/6/89, L.M. Pg. 8

LEGEND	
PROPERTY LINE	---
EXISTING GRADE	---
PROPOSED GRADE	---
SOIL DEMARCATION LINE	---
PROPOSED LIGHT	---
PARKING SPACES	⑧
EX SANITARY SEWER	---
EX WATER	---
EX STORM DRAIN	---
PROPOSED CONCRETE	---
ZONING LINE	---
EX TREES TO BE REMOVED	---
25% OR GREATER SLOPE	---
PROPOSED STORM DRAIN	---
PROPOSED CONCRETE	---
ZONING LINE	---
FRONT OF BUILDING	---

THE FOLLOWING VARIANCES WERE GRANTED IN MARCH, 1989
ZONING CASE NUMBER: 89-500-XA

SPECIAL EXCEPTION PER SECTION 236.4 TO ALLOW A CAR WASH IN A MA ZONE.

VARIANCE PER SECTION 236.2 FOR A 12' SETBACK INSTEAD OF THE REQUIRED 30' FOR THE OFFICE/RESIDENCE BUILDING.

VARIANCE PER SECTION 236.2 FOR A 15' SETBACK INSTEAD OF THE REQUIRED 30' FOR THE MINI-STORAGE BUILDING.

VARIANCE PER SECTION 236.2 FOR A 30' SETBACK BETWEEN THE PROPOSED RETAIL BUILDING AND MINI-STORAGE BUILDING INSTEAD OF THE REQUIRED 40'.

VARIANCE PER SECTION 236.2 FOR A 30' SETBACK BETWEEN THE MINI-STORAGE BUILDINGS INSTEAD OF THE REQUIRED 40'.

VARIANCE PER SECTION 236.2 FOR A 30' SETBACK BETWEEN THE MINI-STORAGE BUILDING AND THE OFFICE/RESIDENCE BUILDING.

VARIANCE PER SECTION 236.2 FOR A 30' SETBACK BETWEEN THE TWO MINI-STORAGE BUILDINGS INSTEAD OF THE REQUIRED 40'.

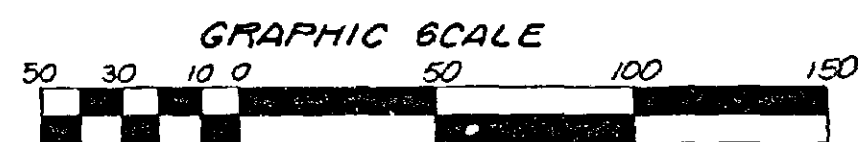
* ITEMS NOT REQUIRED ON THIS PLAN. ALL OTHERS APPLY.

CAR WASH
SHERWIN INDUSTRIES, INC.
CWS 3600-2 CAR/WASH/HALF-HOUR
STAGING - 8 BAYS x 21' BAY = 168' x 26' REQ. SPACES
WASH WATER TO BE RECYCLED WITH OVERFLOW
GOING TO SANITARY SEWER SYSTEM.

NOTE:
IN ACCORDANCE WITH SECTION 22-99 OF THE
BALT. CO. DEVELOPMENT REGULATIONS THE SITE
WILL HAVE APPROXIMATELY 4' OF FILL PLACED
ON THE SITE AND BE DRAINED BY A STORM
DRAIN SYSTEM WHICH SHOULD MITIGATE THE
EFFECTS OF THE HIGH WATER TABLE PRESENT
ON THIS SITE. FOOTINGS TO BE TURNED DOWN
BLADES WITH SHALLOW SPREAD FOOTINGS ON
COMPACTED FILL.

TYPICAL PARKING
SCALE: 1"=20'

SOILS LIMITATIONS				
SYMBOL	NAME	FILTER FIELDS	HOMESITES/WH/USEMENTS	STREETS AND PARKING LOTS
MmB	MATTAPES	SEVERE: MODERATE SLOW PERMEABILITY.	MODERATE-MODERATELY HIGH WATER TABLE.	MODERATE-MODERATELY HIGH WATER TABLE SLOPE.
EO	ELKTON	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE SLOW PERMEABILITY.	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE.	SEVERE: HIGH WATER TABLE, POOR NATURAL DRAINAGE.
Ma	MIDDLELAND	MODERATE	MODERATE	MODERATE
SnB	SASSAFRASS	SLIGHT	SLIGHT	MODERATE SLOPE



PLANTS PROVIDED: 33 MAJOR TREES
7 MINOR DECIDUOUS TREES
14 CONIFERS

PLANTS REQUIRED:
230 LK OF ENTRANCE DRIVE = 20 x 11.5 = 12 TREES
(1 TREE/20 LK OF INTERIOR ROAD)
1,160 LK OF R/W = 40 x 29 TREES (1 TREE/40 LK OF R/W)
26 PARKING SPACE = 12 x 21.6 = 3 TREES (1 TREE/12 SPACES)
TOTAL MIN. REQUIREMENT: 44 MIN. 50% MAJOR TREES: 22
SCREEN PARKING + ADJOINING RESIDENTIAL ZONE

PLANTS LEGEND
PROPOSED MAJOR CANOPY TREE
PROPOSED SHRUB MASS
PROPOSED MINOR TREE
PROPOSED CONIFER

1ST AMENDMENT PLAN REQUIRED DUE TO CHANGE IN USES. PREVIOUS PLAN WAS RETAIL AND A CAR WASH WITH THE MINI-WAREHOUSE. NEW PLAN FOR CAR WASH, LUBE & TUNE, AND GLASS INSTALLER.
2ND AMENDMENT REQUIRED DUE TO DENIAL OF 1ST AMENDED PLAN. DENIAL DUE TO LANDSCAPING IN SEWER EASEMENT AND ZONING CASE 89-500-XS PLUS REQ. FOR SCREENING RESIDENCES.

PUBLIC SERVICES CRG NO. 89270
PLANNING NO. XV-486

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone: 301-944-9112

REVISIONS	
NO.	DATE DESCRIPTION
1	10/10/89 PER PLAN COMMENT
2	11/10/89 PER CRG COMMENTS

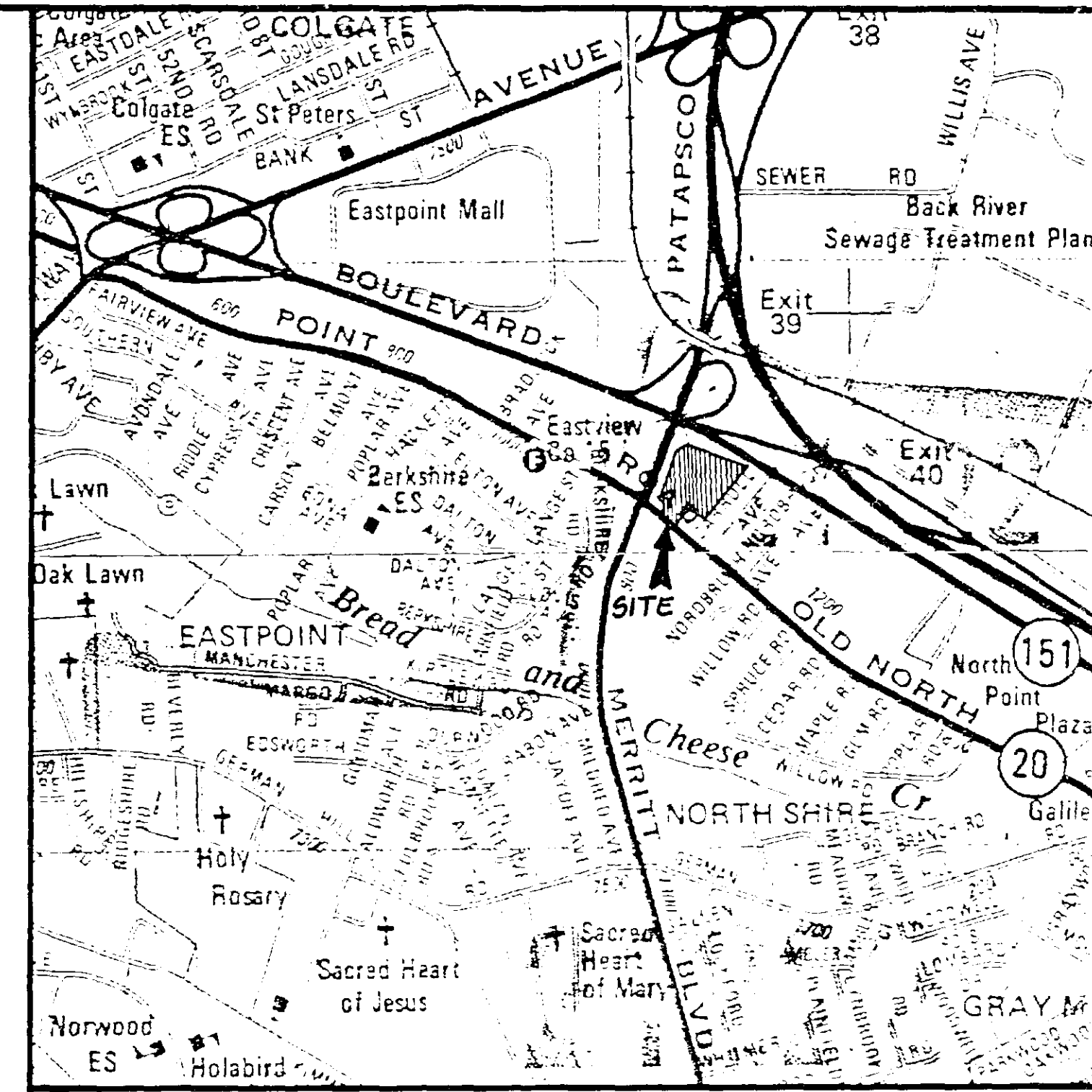
DEVELOPER:
SIENA CORPORATION
12311 GUILDFORD RD. SUITE 101
ANNE ARDOR, MD. 21015
(301) 792-8335

OWNER:
FTW LIMITED PARTNERSHIP
96 SIENA CORPORATION
1201 GUILDFORD RD. SUITE 101
ANNE ARDOR, MD. 21015
ATTN: MR. RICHARD ISRAEL

PLAN PREPARATION	
DRAWN BY	T.L.S.
DATE	10/10/89
DESIGNED BY	P.C.R.
SCALE	1"=50'
CHECKED BY	

2ND AMENDED C.R.G. PLAN
MERRITT STATION
RESUBDIVISION OF LOTS 15-24, MOFFETT TERRACE 7/21
15th ELECTION DISTRICT BALTIMORE CO., MD.

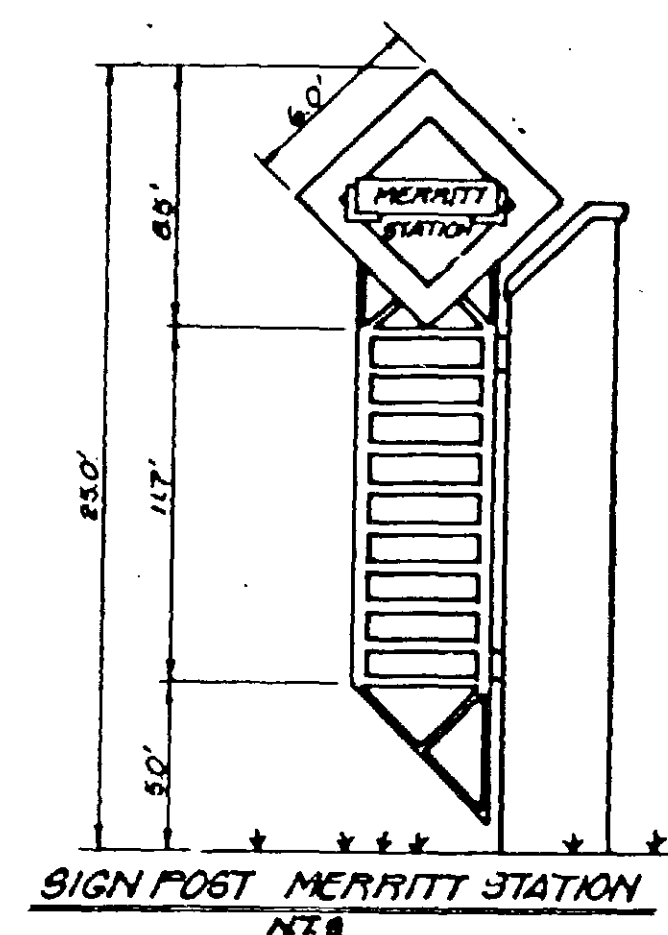
DRAWING NO.
8205-60-132
SHEET NO.
1 of 2



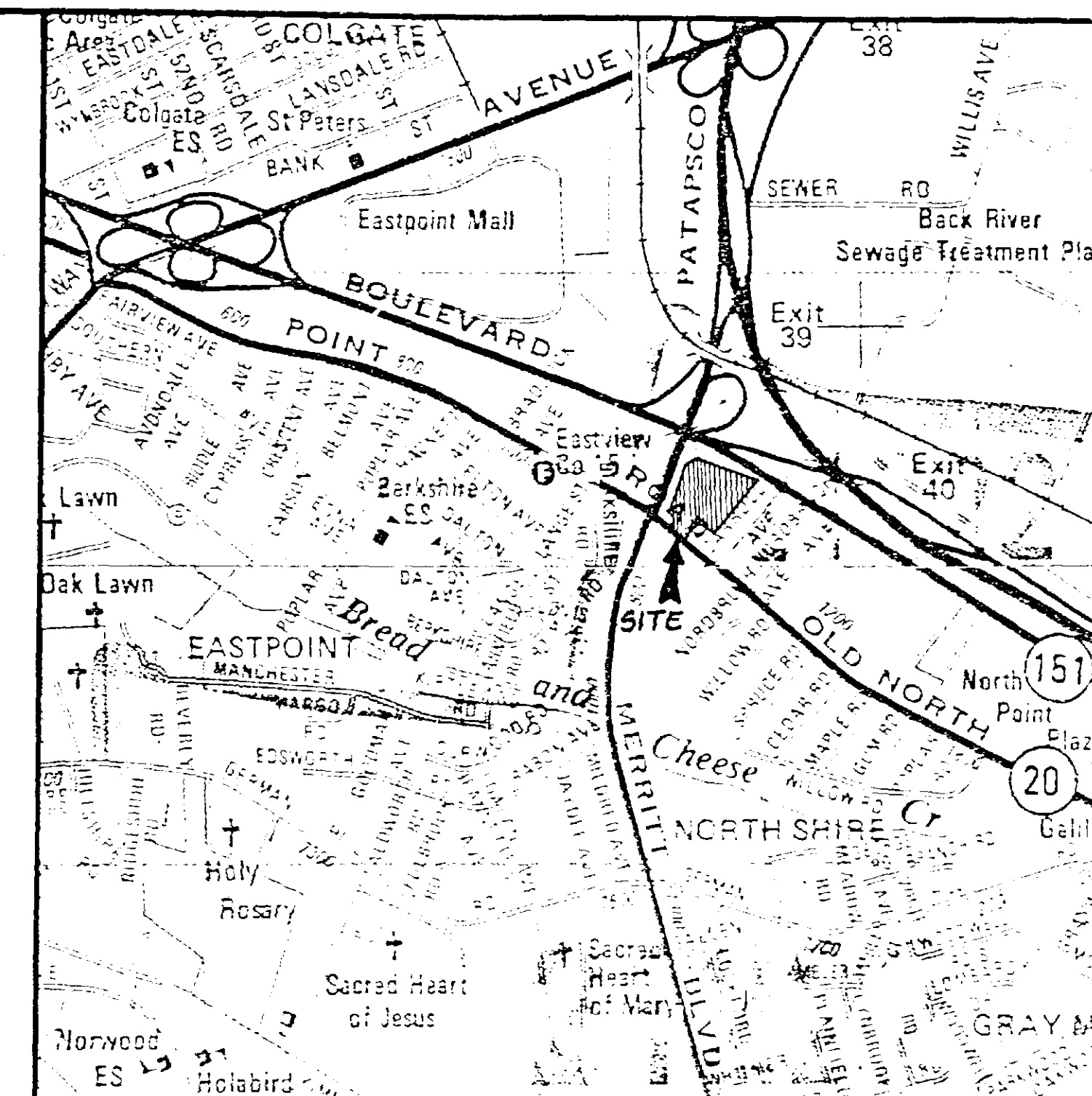
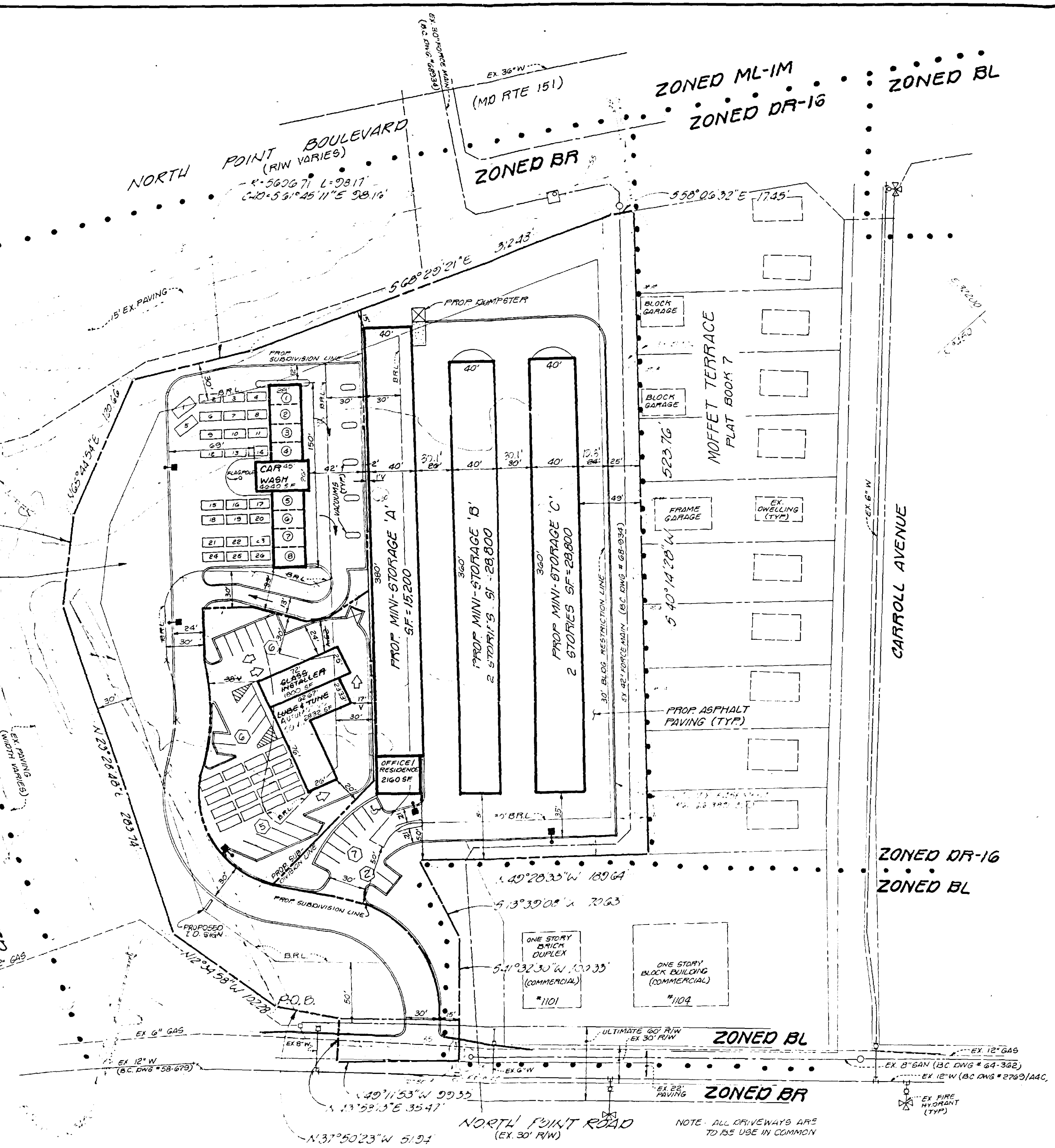
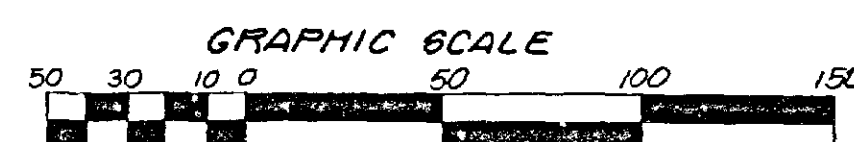
SELF STORAGE 28-1-8300
ECONO LUBE TUNE
CAR WASH

- C.R.G. NOTES
- ELECTION DISTRICT: 15
 - COUNCILMANIC DISTRICT: 7
 - CENSUS TRACT: 4201.01
 - WATERSHED: 21, SUBWATERSHED: 42
 - GROSS SITE AREA: 5,274 AC
NET SITE AREA: 5,119 AC
 - COMMON OPEN SPACE NOT REQUIRED
 - PARKING REQUIREMENTS:
4704 S.F. AUTO SERVICES @ 1 PER 300 S.F. = 16 SPACES
1000 S.F. RESIDENCES @ 2 PER EACH = 5 SPACES
1000 S.F. OFFICE @ 3 PER 1,000 S.F. = 3 SPACES
TOTAL REQUIRED = 24 SPACES
TOTAL PROVIDED = 26 SPACES (2 HANDICAP)
 - DENSITY CALCULATIONS: NOT APPLICABLE
 - SERVICE GARAGE SHALL NOT HAVE STORAGE OF DAMAGED OR DISABLED VEHICLES ON SITE.
 - REQUIRED LANDSCAPE PLANTING:
SEE NOTES BELOW
A PLANTING PLAN AND SCHEDULE FOR THE WEST SIDE OF GARAGE/REAR PORCH SHALL BE SUBMITTED AND APPROVED. CHECKING SHALL BE APPROVAL. STATE & FEDERAL REVIEW MAY BE NECESSARY DUE TO CROWN A.B.D.
 - NO EXISTING OR PROPOSED WELL OR SEPTIC AREAS ON SITE.
 - NO EXISTING UNDERGROUND STORAGE TANKS ON SITE.
 - NO EXISTING FLOOD PLAINS OR FLOOD AREAS ON SITE.
 - NO EXISTING STREAMS, BODIES OF WATER OR SPRINGS ON SITE.
 - ZONING: BR
 - COWNER: FTW LIMITED PARTNERSHIP
LIBER S.W. 7/21/89
DATE: SEPTEMBER 1989
 - ESTIMATED AVERAGE DAILY TRIPS:
RESIDENCE (2,200 S.F.) 1,554.00
AUTO SERVICE (1,000 S.F.) 117.91
WAREHOUSE (7,000 S.F.) 4,960.00
TOTAL 7,631.91
 - WETLANDS: THERE ARE WETLANDS TO THE WEST OF THE SITE. THEY WILL NOT RESTRICT DEVELOPMENT. SEE LETTER OF JULY 29, 1989 TO ROBERT W. SHEESLEY.
 - THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, EXISTING HISTORIC BUILDINGS, OR ENDANGERED SPECIES HABITATS ON THIS SITE.
 - THIS SITE DOES NOT CONTAIN HAZARDOUS MATERIALS TO THE BEST OF OUR KNOWLEDGE.
 - ALL DRIVEWAYS ARE TO BE USED IN COMMON.
 - TAX ACCOUNT NO.: 2100000015
 - ZONING CASE NO. 89-500-XS WAS GRANTED FOR OUTDOOR ADVERTISING SIGN.
 - SITE IS A RESUBDIVISION OF PART OF MOFFETT TERRACE 7/21
 - AUGUSTA AVE. AS SHOWN ON MAP NO. 96 IS AN UNPAVED PAPER STREET AND DOES NOT EXIST. STREET CLOSING PROCEDURES HAVE BEEN STARTED TO THE CLOSURE OF LANE.
 - BUILDING HEIGHTS NOT TO EXCEED 40'.
 - ALL PROPERTY BOUNDARIES ADJACENT TO RESIDENTIAL AREAS SHALL HAVE AN 8' PLANTING STRIP WITH 6' HIGH SCREENING FENCE.
 - MAX FLOOR AREA RATIO: 2.0
ACTUAL FLOOR AREA RATIO:
MINI-WAREHOUSE = 78000 / 17778 = 4.38
AUTO & CAR WASH = 3344 / 108300 = 0.03

LEGEND	
PROPERTY LINE	---
EXISTING GRADE	---
PROPOSED LIGHT	■
PARKING SPACES	⊕
EX SANITARY SEWER	---
EX WATER	---
EX STORM DRAIN	---
PROPOSED CONCRETE	▨
ZONING LINE

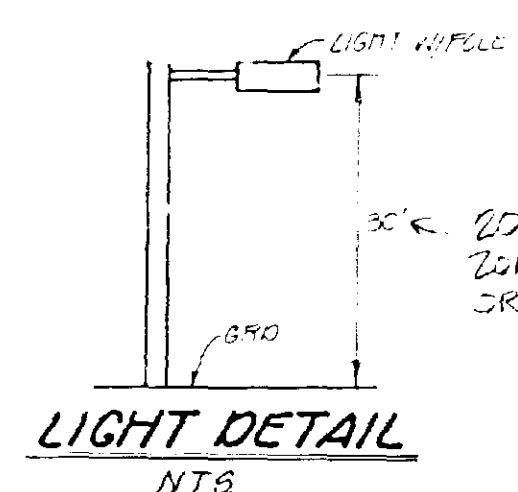


SIGN POST MERRITT STATION
(150 S.F. MAX.)
INTERIOR ILLUMINATION, 2 SIDED,
WITH 150 S.F. EACH SIDE.



LOCATION MAP
SCALE: 1"=1000'

- GENERAL NOTES:
- GROSS SITE AREA: 5.274 AC.
NET SITE AREA: 5.19 AC.
 - EXISTING ZONING: BR
PROPOSED ZONING: NO CHANGE
 - SPECIAL EXCEPTION PER SECTION 238.4 TO ALLOW A CAR WASH IN A BR ZONE.
VARIANCE PER SECTION 238.2 FOR A 37' REAR SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LOBE & TUNE BLDG.
VARIANCE PER SECTION 238.2 FOR A 38' FRONT SETBACK INSTEAD OF THE REQUIRED 50' FOR THE GLASS INSTALLER/LOBE & TUNE BLDG.
VARIANCE PER SECTION 238.2 FOR A 1' SETBACK INSTEAD OF THE REQUIRED 30' FOR MINISTORAGE BLDG. A.
VARIANCE PER SECTION 238.2 FOR A 25' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LOBE & TUNE BUILDING.
VARIANCE PER SECTION 238.2 FOR A 20' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LOBE & TUNE BUILDING.
 - PARKING REQUIREMENTS:
1,080 S.F. OFFICE @ 3.3 PER 1,000 S.F. = 4
1,080 S.F. RESIDENCE @ 2 PER EACH = 2
2,800 S.F. LOBE & TUNE @ 1 PER 300 S.F. = 9
2,800 S.F. GLASS INSTALLER @ 1 PER 300 S.F. = 9
TOTAL REQUIRED = 22 SPACES
TOTAL PROVIDED = 26 (INCLUDES 2 HANDICAPPED SPACES)
 - NO STREAMS EXIST ON OR WITHIN 50' OF PROPERTY.
 - PARKING SPACE SIZE: 8'-1" x 16'
 - PAVING: ASPHALT
 - LIGHTING: GARCO 400 WPS LIGHT W/TYPE 1 DISTRIBUTION. BUILDINGS WILL HAVE WALL MOUNTED WPS FIXTURES.



CIRCULATION PROVIDED
CAR WASH IS SELF SERVICE WITH A
CAPACITY OF 2 CARS PER HALF
HOUR PER DAY
8 DAYS * 2 CARS STAGING = 16 STAGING SPACES
10 WAITING SPACES
28 CAR WASH
9 SPACES TOTAL

NOTE:
SEE PLAT FILED CASE # 89-362-A
ITEM #271 FOR APPROVAL OF
SPECIAL EXCEPTION FOR LIVING
QUARTERS IN A COMMERCIAL BUILDING
AND VARIOUS AREA VARIANCES IN
CONNECTION WITH MINI-STORAGE BUILDINGS.

STV / LYON ASSOCIATES
Engineers Surveyors Planners
21 Governor's Court Baltimore, Maryland 21207
Telephone : 301-944-9112

REVISIONS	
NO	DATE DESCRIPTION
1	5/30/89 LUBS & TUNE LAYOUT

DEVELOPER:
SIENA CORPORATION
8350 BRISTOL COURT, SUITE 101
JESSUP, MD. 20794
(301) 792-8395

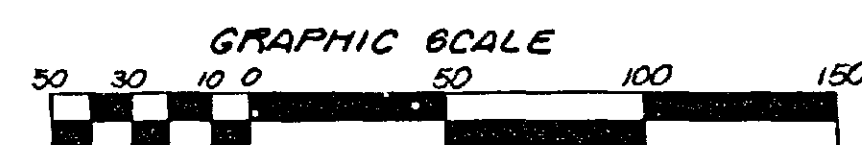
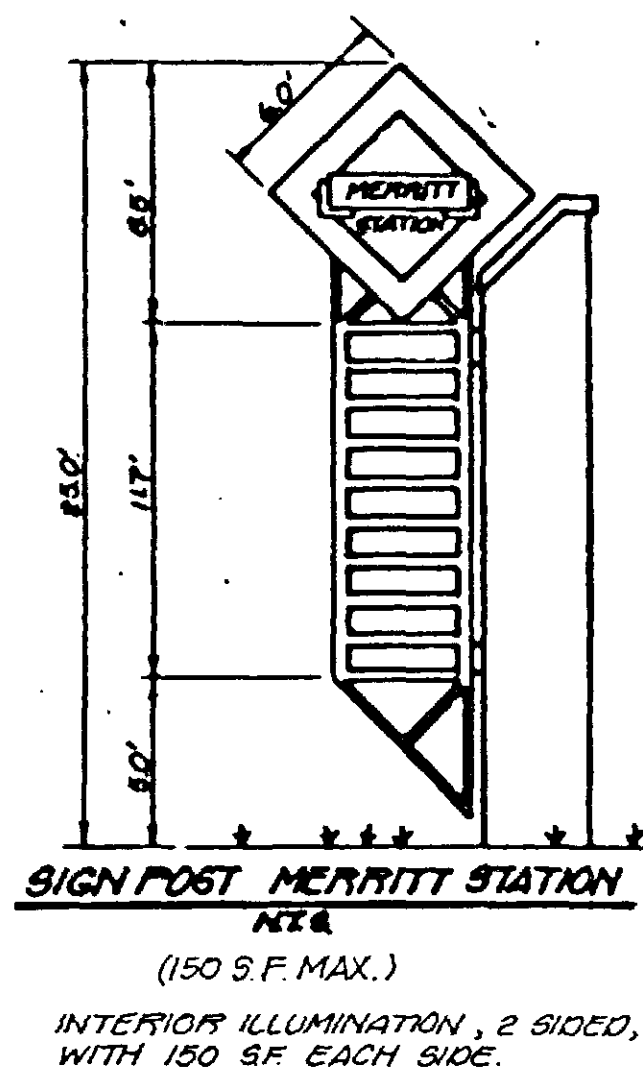
OWNER:
FTW LIMITED PARTNERSHIP
90 SIENA CORPORATION
8350 BRISTOL COURT, SUITE 101
JESSUP, MD. 20794
ATTN: MR. RICHARD ISRAEL

PLAN PREPARATION	
DRAWN BY	TLS.
DESIGNED BY	PCR
CHECKED BY	
DATE	3/21/89
SCALE	1"=50'

PLAT TO ACCOMPANY ZONING PETITION
MERRITT STATION
15th ELECTION DISTRICT BALTIMORE CO., MD.

DRAWING NO.
8205-62-128
SHEET NO.
1 of 1

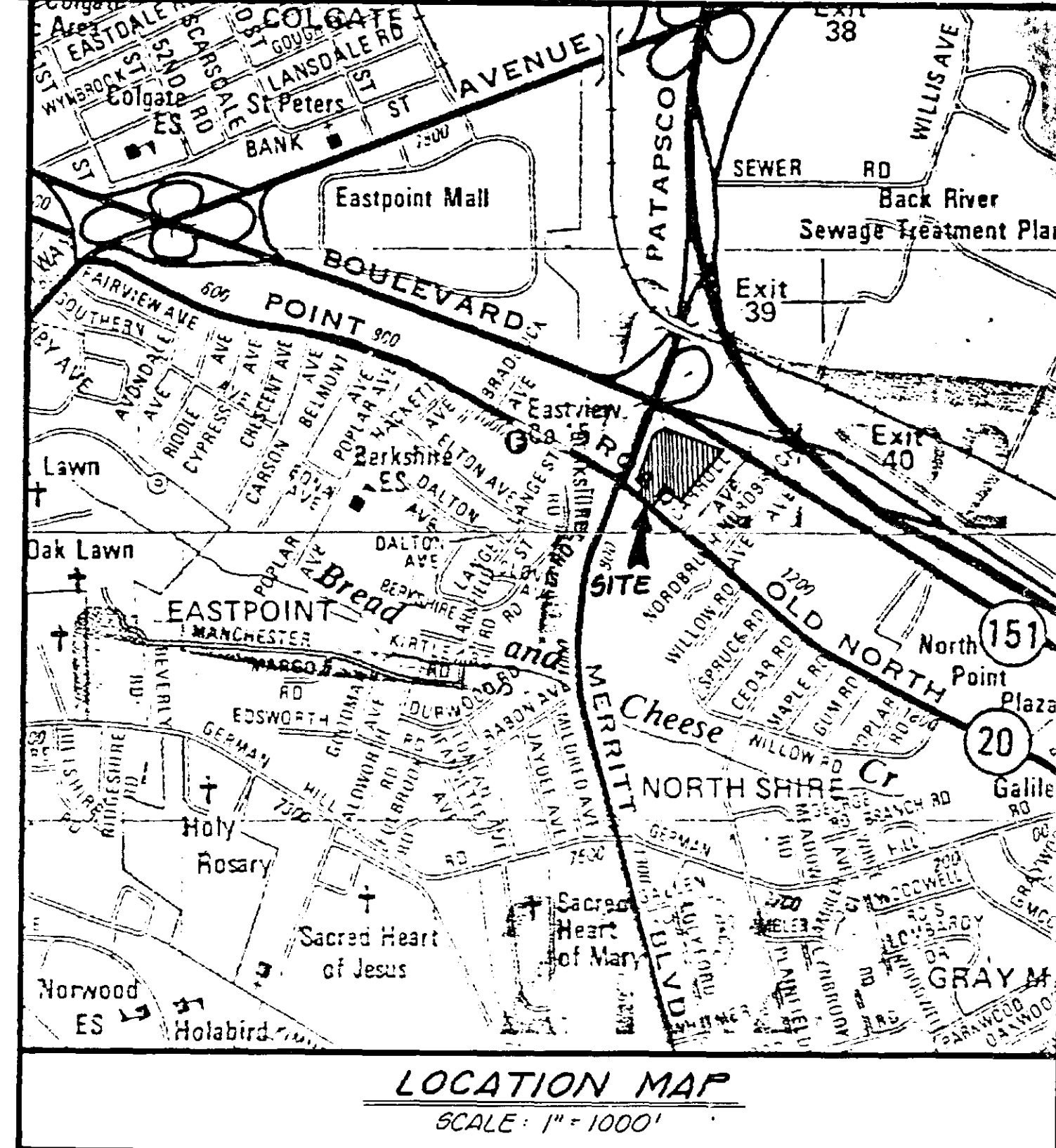
LEGEND	
PROPERTY LINE	---
EXISTING GRADE	---
PROPOSED LIGHT	■
PARKING SPACES	Ⓟ
EX. SANITARY SEWER	---
EX. WATER	---
EX. STORM DRAIN	---
PROPOSED CONCRETE	▨
ZONING LINE



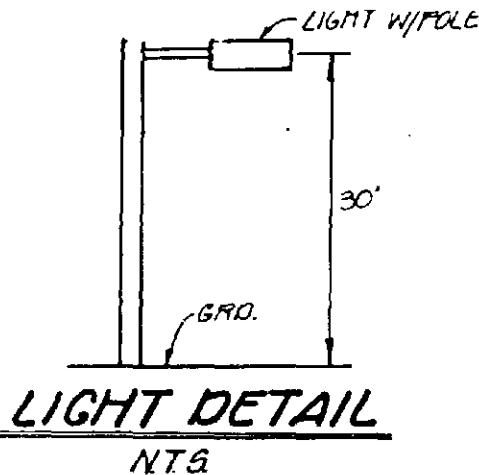
CIRCULATION PROVIDED
 CAR WASH IS SELF SERVICE WITH A CAPACITY OF 2 CARS PER HALF HOUR PER DAY
 8 BAYS • 2 CARS STAGING • 16 STAGING SPACES
 10 WAITING SPACES
 26 CAR WASH SPACES TOTAL


NOTE:
 SEE PLAT FILED CASE #89-362-A ITEM #271 FOR APPROVAL OF SPECIAL EXCEPTION FOR LIVING QUARTERS IN A COMMERCIAL BUILDING AND VARIOUS AREA VARIANCES IN CONNECTION WITH MINI-STORAGE BUILDINGS.

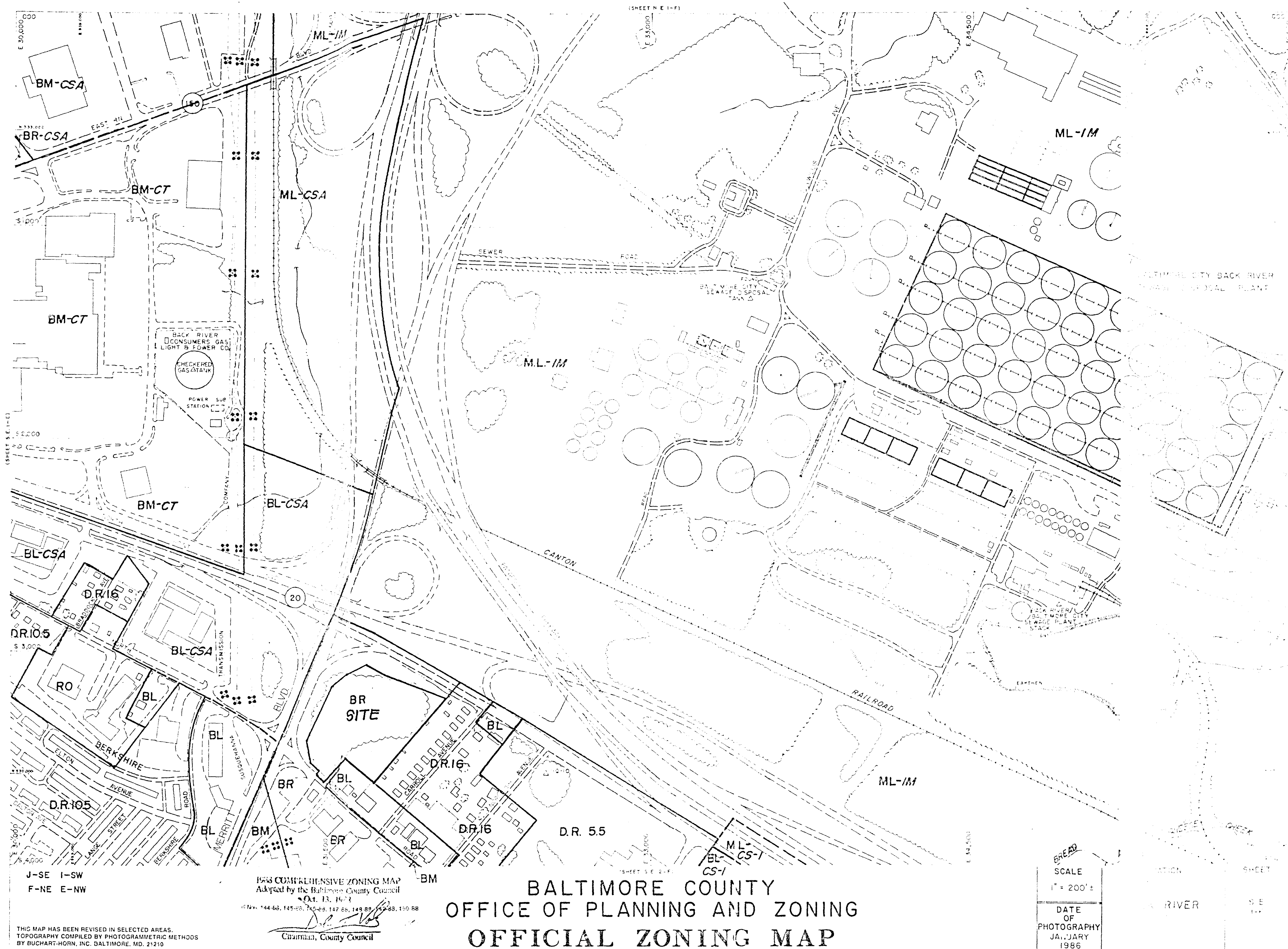
Petitioner's Exhibit 1
 89-500
PETITIONER'S EXHIBIT 1



- GENERAL NOTES:
- GROSS SITE AREA: 5.274 AC.
NET SITE AREA: 5.19 AC.
 - EXISTING ZONING: BR
PROPOSED ZONING: NO CHANGE
 - SPECIAL EXCEPTION PER SECTION 236.4 TO ALLOW A CAR WASH IN A BR ZONE.
 VARIANCE PER SECTION 238.2 FOR A 17' REAR SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BLDG.
 VARIANCE PER SECTION 238.2 FOR A 30' FRONT SETBACK INSTEAD OF THE REQUIRED 50' FOR THE GLASS INSTALLER/LUBE & TUNE BLDG.
 VARIANCE PER SECTION 238.2 FOR A 1' SETBACK INSTEAD OF THE REQUIRED 30' FOR MINISTORAGE BLDG. A.
 VARIANCE PER SECTION 238.2 FOR A 25' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BUILDING.
 VARIANCE PER SECTION 238.2 FOR A 20' SIDE SETBACK INSTEAD OF THE REQUIRED 30' FOR THE GLASS INSTALLER/LUBE & TUNE BUILDING.
 - PARKING REQUIREMENTS:
 1,080 S.F. OFFICE @ 3.3 PER 1,000 S.F. = 4
 1,080 S.F. RESIDENCE @ 2 PER EACH = 2
 2,832 S.F. LUBE & TUNE @ 1 PER 300 = 10
 1,800 S.F. GLASS INSTALLER @ 1 PER 300 = 6
 TOTAL REQUIRED = 22 SPACES
 TOTAL PROVIDED = 26 (INCLUDES 2 HANDICAPPED SPACES)
 - NO STREAMS EXIST ON OR WITHIN 50' OF PROPERTY.
 - PARKING SPACE SIZE: 8'-1/2' X 18'
 - PAVING: ASPHALT
 - LIGHTING: GARCO 400 HPS LIGHT W/TYPE 1 DISTRIBUTION. BUILDINGS WILL HAVE WALL MOUNTED HPS FIXTURES.



	STV / LYON ASSOCIATES Engineers Surveyors Planners 21 Governor's Court Baltimore, Maryland 21207 Telephone : 301-944-9112	REVISIONS			DEVELOPER : SIENA CORPORATION 8350 BRISTOL COURT, SUITE 101 JESSUP, MD. 20794 (301) 792-8395	OWNER : FTW LIMITED PARTNERSHIP 90 SIENA CORPORATION 8350 BRISTOL COURT, SUITE 101 JESSUP, MD. 20794 ATTN: MR. RICHARD ISRAEL	PLAN PREPARATION		PLAT TO ACCOMPANY ZONING PETITION MERRITT STATION 15th ELECTION DISTRICT BALTIMORE CO., MD.	DRAWING NO. 8205-62-128 SHEET NO. 1 of 1			
		NO.	DATE	DESCRIPTION			DRAWN BY J.B.F.	DATE 3/21/89					
		1	5/3/89	REV. LUBE & TUNE LAYOUT							DESIGNED BY PCR	SCALE 1" = 50'	
													CHECKED BY



399



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 3, 1998

AMRESO CAPITAL, L.P.
c/o McGuire Woods, Battle & Boothe LLP
The Blaustein Building
One North Charles Street
Baltimore, MD 21201

RE: Zoning Verification
1100 North Point Road
EZ Store, Merritt Station
15th Election District

To Whom It May Concern:

Your letter to Arnold Jablon, Director of Permits and Development Management, has been referred to me for reply. The zoning of this site per the 1 inch = 200 feet scale zoning map #SE-1F is B.R. (Business Roadside). As such, the use of the site as an EZ store (mini-warehouse) is permitted. Granted zoning hearing case #89-362-X and #89-500-SPHXA permitted building uses and setbacks. The site was also approved on the latest amended County Review Group (CRG) plan, file #XV-486. Any structure damaged to any extent or destroyed by fire or other casualty may be restored within two (2) years after such destruction or damage, provided it complies with the prior zoning hearings. Density requirements are not applicable on this site. Per the aforementioned zoning hearings and CRG plan, the required number of parking spaces is 22.

A review of files in the Code Enforcement office found no violations or alleged violations within the past three (3) years or any enforcement proceedings against this site that are pending or contemplated. All required fees have been paid and no such fees which would have applicability to the project are pending or contemplated.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3331.

Sincerely,
John J. Sullivan, Jr.
John J. Sullivan, Jr.
Planner II, Zoning Review

JJS:rye

c: zoning case #89-500-SPHXA & #89-362-X

Enclosure

BALTIMORE COUNTY, MARYLAND OFFICE OF BUDGET & FINANCE MISCELLANEOUS RECEIPT		No. 048792	
DATE	5/19/98	ACCOUNT	001-6150
AMOUNT	\$ 40.00 (JJS)		
RECEIVED FROM	Ballard Spahr Andree & Ingersoll		
FOR	VERIFICATION \$98-1882		
Merritt Station Lots 1 & 2		40.00 CHECK Baltimore County, Maryland	
DISTRIBUTION WHITE - CARRIER PINK - AGENCY YELLOW - CUSTOMER		CARRIER'S VALIDATION	

STV Incorporated
21 Governor's Court
Baltimore, Maryland 21244-2722
(410) 944-9112 (FAX) (410) 298-2794

May 11, 1998
1120-1878

Baltimore County
Department of Permits and Development Management
111 W. Chesapeake Avenue
Baltimore, Maryland 21204

Attention: Mr. Arnold Jablon
Director

Reference: Lots 1 & 2 MERRITT STATION
Baltimore County, Maryland

Dear Mr. Jablon:

Submitted herewith are three copies of an ALTA/ACSM Land Title Survey of the above-referenced project site, which we prepared on May 3, 1998. The property is zoned BR and benefits by variances, special exceptions, etc. from Cases 89-362XA and 89-500-SPHXA.

Our client has requested that we solicit a letter from Baltimore County confirming that the subject property is not in violation of local zoning or building codes. Attached is a copy of the format in which they would like the Zoning Verification to be prepared. Could you please review this information and forward your verification to me?

Should you have any questions or require additional information, please contact me at your convenience.

I believe our client plans to settle on the property on or about May 26, 1998, so anything you could do to expedite this matter would be greatly appreciated.

Very truly yours,
STV INCORPORATED
Mark A. Riddle
Mark A. Riddle, L.S.
Associate

MAR/jm
Attachments as noted

cc: Gregory Reed, Esq.
Engineers/Architects/Planners/Construction Managers

TO BE PLACED ON JURISDICTION'S APPLICABLE
ZONING OFFICE LETTERHEAD

ZONING VERIFICATION

DATE: May 22, 1998

TO: AMRESO CAPITAL, L.P.
c/o McGuire Woods Battle & Boothe LLP
The Blaustein Building
One North Charles Street
Baltimore, Maryland 21201

Re: PROJECT: EZ Store property
ADDRESS: 1100 North Point Road, Dundalk, Baltimore County, Maryland

Ladies and Gentlemen:

We have been advised that AMRESO CAPITAL, L.P. is considering financing the above-described project. In that regard, we have been asked to provide you with certain zoning information in connection with this project.

1. Current Zoning: The project is currently zoned BR which permits the use of the project as a mini-warehouse. (If current zoning does not permit the use of the project as its current use as a matter of right, please explain) [please attach applicable ordinance]. This use was (building setback) was provided by Rezoning Hearing Case Nos. 89-362-XA and 89-500-SPHXA.

2. Conformance with Current Zoning Requirements: Based on the materials available from our records, the project is: Approved for use as a mini-warehouse as shown on the latest amended CRG Plan, file #XV-486.

<input type="checkbox"/>	A legally conforming use
<input type="checkbox"/>	A legally non-conforming use
<input type="checkbox"/>	A legally conforming structure
<input type="checkbox"/>	A legally non-conforming structure
<input type="checkbox"/>	Non-conforming

If non-conforming or legally non-conforming, to the best of your knowledge, the project is non-conforming [or legally non-conforming] in the following respects:

3/23/98, 001

10

Printed with Soy-based Ink
on Recycled Paper

05/07/98 18:45 FAX 410 528 5651 BALLARD BALTO 2002

3. Right to Rebuild Following Casualty: In the event of casualty to the project, in whole or in part, the project:

☒ May be rebuilt substantially in its current form (i.e., no loss of square footage, same footprint, same number of apartment units, if applicable).

☐ May not be rebuilt substantially in its current form except upon satisfaction of the following conditions and/or limitations: [insert specific requirements concerning restoration of the project and attach a copy of the applicable restoration requirements].

4. Density Requirements: Applicable ☐ Not Applicable ☒ If applicable, please specify the number of apartment units permitted per acre or square foot: _____ units per _____ [please attach applicable ordinance].

5. Parking Spaces Required at Project: Please specify the number of parking spaces required at the project [please attach applicable ordinance]: Required: 22 per Hearing no. 89-362-X and latest amended CRG plan, file #XV-486.

6. No Violations: All Development-Related Fees Paid: We are unaware of (a) the existence of any violations or alleged violations of any zoning, subdivision, building or similar ordinances or regulations applicable to the project within the past three years, or (b) any enforcement proceedings against the project that are pending or contemplated. All fees required to have been paid in connection with the development and use of the project, including any impact-related fees, have been paid, and no such fees which would have applicability to the project are otherwise pending or contemplated.

If you should have any questions concerning this matter, please contact me at (410) 887-3331.

Sincerely yours,
Gregory Reed
Gregory Reed
Baltimore County, Maryland
[applicable jurisdictional office]

By: *Gregory Reed*
Title: Planner II
(410) 887-3331

DEPARTMENT OF PERMITS AND
DEVELOPMENT MANAGEMENT
111 West Chesapeake Avenue
Towson, Maryland 21204

cc: Gregory Reed
file

3/23/98, 001

2

ROOM 111 ZONING REVIEW

Post-It Fax Note	7671	Date	5-22-98
To	Mark A. Riddle	From	John J. Sullivan, Jr.
Subject	Re: EZ Store Zoning	Re: EZ Store Zoning	
Phone	944-9112	Phone	887-3331
Fax	528-2794	Fax	887-3331

Mark A. Riddle

Post-It Fax Note	7671	Date	5-22-98
To	Gregory Reed	From	John J. Sullivan, Jr.
Subject	Re: EZ Store Zoning	Re: EZ Store Zoning	
Phone	528-2794	Phone	887-3331
Fax	528-2794	Fax	887-3331

Gregory Reed

TO BE PLACED ON JURISDICTION'S APPLICABLE
ZONING OFFICE LETTERHEAD

ZONING VERIFICATION

DATE: May 22, 1998

TO: AMRESO CAPITAL, L.P.
c/o McGuire Woods Battle & Boothe LLP
The Blaustein Building
One North Charles Street
Baltimore, Maryland 21201

Re: PROJECT: EZ Store property
ADDRESS: 1100 North Point Road, Dundalk, Baltimore County, Maryland

Ladies and Gentlemen:

We have been advised that AMRESO CAPITAL, L.P. is considering financing the above-described project. In that regard, we have been asked to provide you with certain zoning information in connection with this project.

1. Current Zoning: The project is currently zoned BR which permits the use of the project as a mini-warehouse. (If current zoning does not permit the use of the project as its current use as a matter of right, please explain) [please attach applicable ordinance].

2. Conformance with Current Zoning Requirements: Based on the materials available from our records, the project is:

<input type="checkbox"/>	A legally conforming use
<input type="checkbox"/>	A legally non-conforming use
<input type="checkbox"/>	A legally conforming structure
<input type="checkbox"/>	A legally non-conforming structure
<input type="checkbox"/>	Non-conforming

If non-conforming or legally non-conforming, to the best of your knowledge, the project is non-conforming [or legally non-conforming] in the following respects:

3/23/98, 001

3. Right to Rebuild Following Casualty: In the event of casualty to the project, in whole or in part, the project:

☐ May be rebuilt substantially in its current form (i.e., no loss of square footage, same footprint, same number of apartment units, if applicable).

☐ May not be rebuilt substantially in its current form except upon satisfaction of the following conditions and/or limitations: [insert specific requirements concerning restoration of the project and attach a copy of the applicable restoration requirements].

4. Density Requirements: Applicable ☐ Not Applicable ☐ If applicable, please specify the number of apartment units permitted per acre or square foot: _____ units per _____ [please attach applicable ordinance].

5. Parking Spaces Required at Project: Please specify the number of parking spaces required at the project [please attach applicable ordinance]: _____

6. No Violations: All Development-Related Fees Paid: We are unaware of (a) the existence of any violations or alleged violations of any zoning, subdivision, building or similar ordinances or regulations applicable to the project within the past three years, or (b) any enforcement proceedings against the project that are pending or contemplated. All fees required to have been paid in connection with the development and use of the project, including any impact-related fees, have been paid, and no such fees which would have applicability to the project are otherwise pending or contemplated.

If you should have any questions concerning this matter, please contact me at () _____

Sincerely yours,

[applicable jurisdictional office]

By: _____
Title: _____

3/23/98, 001

2